

III. SUBDIVISION ACTIVITY

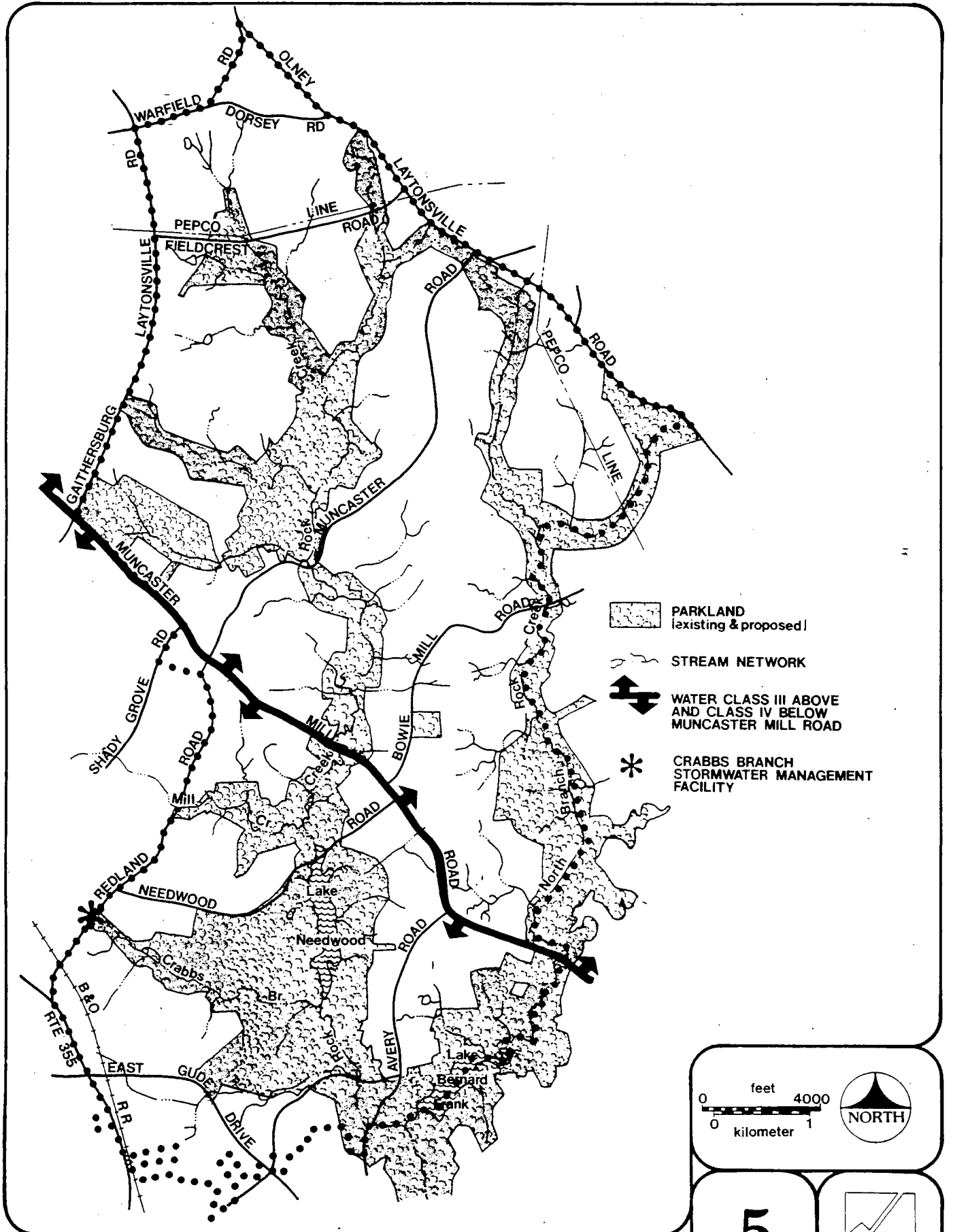
Pending and existing subdivision activity is focused generally southwest of (below) Muncaster Mill Road, in the denser residential land use areas (R-150, R-200, R-90, and RE-1 Zones). These areas are served by community water and, in some instances, community sewer. Development has occurred in conformance with the land use recommendations of the Master Plan.

The majority of existing and pending subdivisions located in the area below Muncaster Mill Road generally begin in the Redland Road area and continue in a northerly direction to include such subdivisions as Needwood Estates, Needwood Knolls, Candlewood Park, and Cashell Estates. Mill Creek Towne is situated west of and outside the planning area but is very much a visual part of the development at Redland Center. Another area of subdivision activity is located along Avery and Muncaster Mill Roads.

Development northeast of (above) Muncaster Mill Road has not been extensive. Although large lot, residential units on well and septic systems have been constructed, much of the land remains farmed. The cluster option in this area has not been exercised. Until recently, clustering had been permitted in the RE-2C Zone only if community water and sewer were available.⁴ The lack of housing activity above Muncaster Mill Road can be attributed, in part, to the fact that developers hoped that community sewer service would be extended to the planning area as recommended in the Master Plan and, therefore, deferred development plans. Table 2 highlights subdivision activity in the planning area.

Currently, the population of the Upper Rock Creek Planning Area is approximately 5,000 persons. The 1968 Master Plan projects an ultimate holding capacity of 24,800 persons given the recommended zoning pattern and the extension of community sewer service. This Amendment projects an ultimate holding capacity of approximately 19,500 persons which results from the recommendations to reduce the density in selected areas and to severely limit community sewer extensions.

⁴ On October 26, 1982 the text to Section 59-C-1.522 of the zoning ordinance was amended and adopted by the Montgomery County Council to allow for the subdivision of land in the RE-2C Zone with community water but not community sewer, if specifically recommended in an adopted master plan or sector plan.



MASTER PLAN AMENDMENT FOR
ROCK CREEK
 MONTGOMERY COUNTY, MARYLAND

STREAM SYSTEM NETWORK

5
 FIGURE

